

139.0

0003

0008.0

Map

Block

Lot

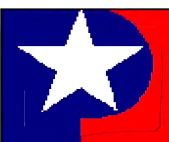
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel  
 APPRAISED: 1,152,300 / 1,152,300  
 USE VALUE: 1,152,300 / 1,152,300  
 ASSESSED: 1,152,300 / 1,152,300



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		WOODLAND ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WILSTEIN R./BERENBERG L.	
Owner 2: TRS/WILSTEIN & BERENBERG TRUST	
Owner 3:	

Street 1: 13 WOODLAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WILSTEIN ROBERT/ETAL -

Owner 2: BERENBERG LORRI B -

Street 1: 13 WOODLAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1902, having primarily Wood Shingle Exterior and 2704 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6039		Sq. Ft.	Site		0	90.	1.00	10									541,053						541,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6039.000	611,200		541,100	1,152,300		89344
							GIS Ref
							GIS Ref
							Insp Date
							02/17/09

PREVIOUS ASSESSMENT								Parcel ID	139.0-0003-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	611,200	0	6,039.	541,100	1,152,300		Year end	12/23/2021
2021	101	FV	592,000	0	6,039.	541,100	1,133,100		Year End Roll	12/10/2020
2020	101	FV	591,900	0	6,039.	541,100	1,133,000		Year End Roll	12/18/2019
2019	101	FV	454,200	0	6,039.	571,100	1,025,300		Year End Roll	1/3/2019
2018	101	FV	454,200	0	6,039.	420,800	875,000		Year End Roll	12/20/2017
2017	101	FV	454,200	0	6,039.	402,800	857,000		Year End Roll	1/3/2017
2016	101	FV	454,200	0	6,039.	372,700	826,900		Year End	1/4/2016
2015	101	FV	435,600	0	6,039.	312,600	748,200		Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
WILSTEIN ROBERT	50818-502		3/3/2008	Family		10	No	No									
ROSENFIELD JAME	26526-120		7/26/1996			414,500	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/14/1994	664		30,000					REM/KIT/BATH	2/17/2009	Meas/Inspect	372	PATRIOT											
									11/29/1999	Mailer Sent													
									11/10/1999	Measured	264	PATRIOT											
									8/7/1996		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average														
Sty Ht: 2A	2A - 2 Sty +Attic	A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth: 1	Rating:														
Sec Wall: 2 - Clapboard	50 %	OthrFix: 1	Rating:														
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good														
Color: BLUE/GRAY		A Kits: 1	Rating:														
View / Desir:		Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: B - Good		<b>CONDOS INFORMATION</b>															
Year Blt: 1902	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL	1	9	4						
Prim Int Wal 2 - Plaster		Functional:	%	Interior:													
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	4.6 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>				<b>NET AREA</b>			
Subfloor:		Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price	1	9	4						
Bsmnt Gar:		Size Adj: 1.18598771															
Electric: 3 - Typical		Const Adj: 1.00989902															
Insulation: 2 - Typical		Adj \$ / SQ: 155.705															
Int vs Ext: S		Other Features: 81000															
Heat Fuel: 2 - Gas		Grade Factor: 1.33															
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 640661			Juris. Factor:		Before Depr:	207.09									
% Com Wal	% Sprinkled	Depreciation: 29470			Special Features: 0		Val/Su Net:	176.34									
		Depreciated Total: 611190			Final Total: 611200		Val/Su SzAd	312.00									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 139.0-0003-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>More: N</b>																	
Total Yard Items:				Total Special Features:				Total:									